



DEVOU PARK MASTER PLAN

July 15, 2008



*FINAL MASTER PLAN
PRESENTATION TO CITY COMMISSION*



Presentation Outline

- **Introduction**

 - Team & Process

- **Inventory/Analysis**

 - Summarize Findings & Recap First Public Meeting

- **Exploration**

 - Summarize Exploration & Recap Second Public Meeting

- **Preliminary Master Plan**

 - Summarize Preliminary Master Plan Approach & Recap Third Public Meeting & Follow-up Meetings

- **Final Master Plan**

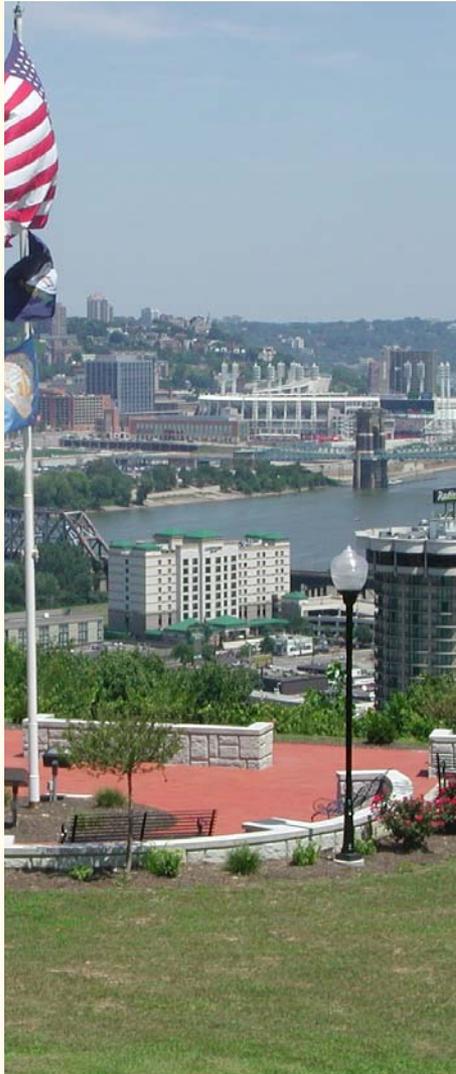
 - Overall Park Vision

 - Special Use Area Enhancements

 - Implementation Strategy



DEVOU PARK MASTER PLAN



Introduction



INTRODUCTION

Team Introduction

- **Clients:**

 - City of Covington

 - Devou Park Advisory Committee

 - Drees Pavilion Board

- **Steering Committee:**

 - Sherry Carran, City of Covington Representative

 - John Volz, Devou Park Advisory Committee

 - Greg Engelman, Devou Properties/Devou Advisory Committee

 - Michele Halloran, Devou Park Advisory Committee



INTRODUCTION

Team Introduction

- **Consultant Team & Roles:**

- Human Nature (Prime/Landscape Architecture)

- Chris Manning, Principal-in-Charge

- Nicole DiNovo, Project Manager

- Fearing + Hagenauer (Architecture)

- James Fearing, Principal-in-Charge

- CDS (Civil Engineering)

- Mark Brueggeman, Principal-in-Charge

- Dave Emerick, Project Engineer

- Thelen Associates (Geotechnical Engineering)

- Ted Vogelpohl, Principal-in-Charge

- Mark Hushebeck, Senior Engineer/Geologist

- Davey Resource Group (Natural Resources)

- Jenny Gulick, Project Manager

- LSM (Funding Strategist/Analyst)

- Jess Parrett, Principal-in-Charge



INTRODUCTION

Overview of Planning/Design Process

- **Awareness**

 - Research

 - Inventory/Analysis

 - First Public Meeting

- **Exploration**

 - Meet with Additional Stakeholders

 - Conceptual Exploration Alternatives

 - Second Public Meeting

- **Vision**

 - Preliminary Master Plan

 - Third Public Meeting

 - Final Master Plan, Report and Cost Estimate

 - Final Presentation to City Commission (Tonight)



Inventory/ Analysis Overview

Public Meeting #1 – July 9, 2007

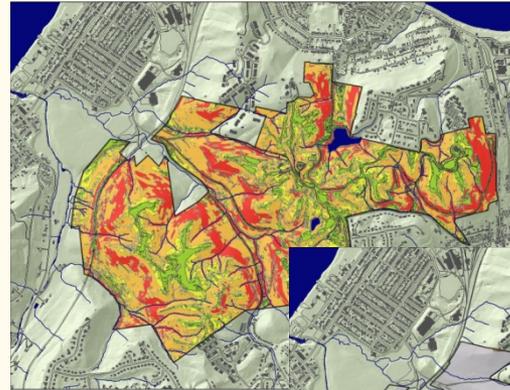


DEVOU PARK MASTER PLAN

INVENTORY OVERVIEW

Inventory

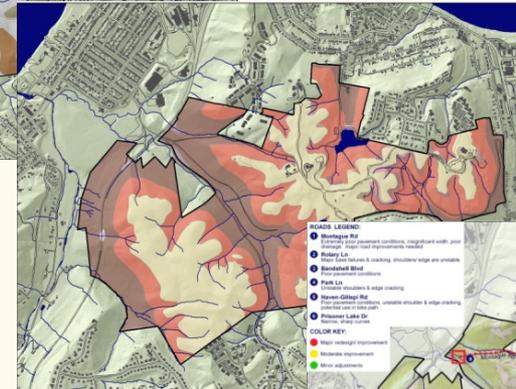
- Background
 - Park History
 - Covington's Strategic Plan
 - Civil War Batteries
 - Stakeholder Meetings
- Views
- Slopes
- Hydrology
- Vegetation
- Soils
- Geology
- Road Conditions
- Park Entrances
- Trails
- Site Elements
- Park Architecture



Slopes



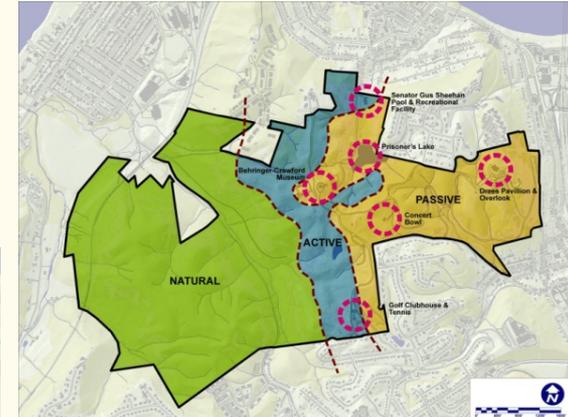
Soils



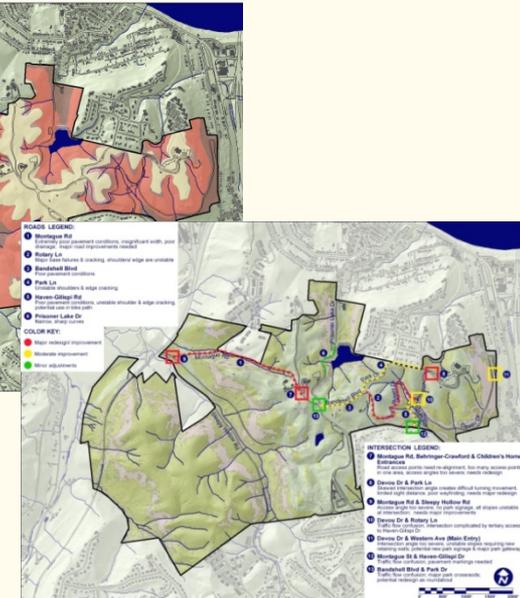
Geology



Views



Major Use Areas



Road Conditions



DEVOU PARK MASTER PLAN

ANALYSIS OVERVIEW

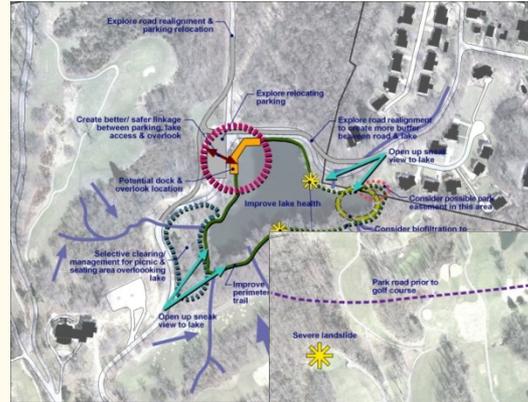
Analysis

Contextual Relationships

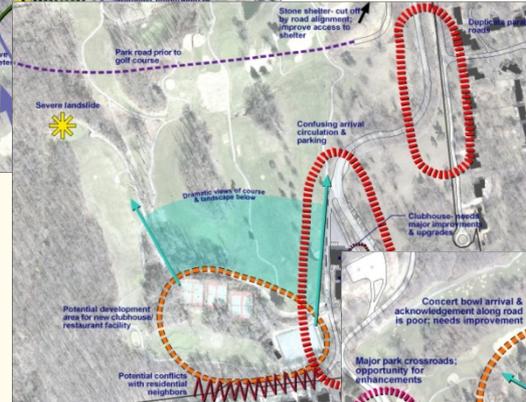
- Regional connections
- Gateways
- Neighborhood connections

Major Use Areas:

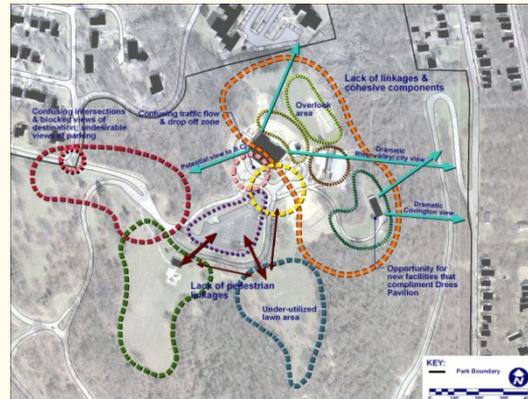
- Drees Pavilion
- Museum
- Concert Bowl
- Prisoner's Lake
- Golf Course/ Clubhouse
- Pool



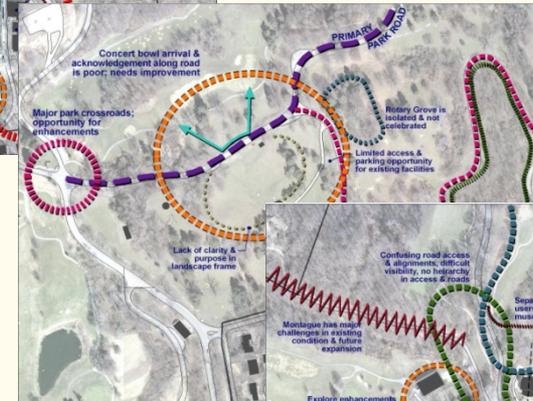
Prisoner's Lake



Golf Course/ Clubhouse



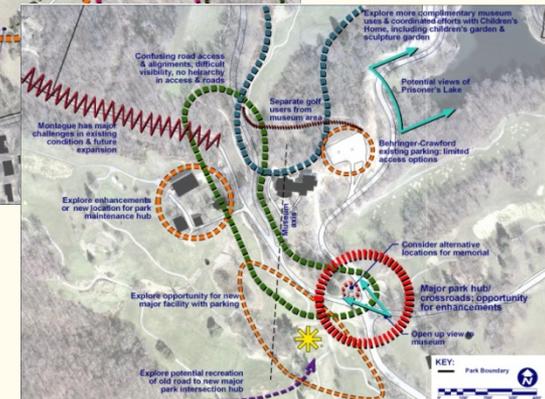
Drees Pavilion



Concert Bowl



Contextual Relationships



Museum



Summary

- Devou Park wants to be a significant regional destination rivaling the top parks and institutions in Greater Cincinnati
- Devou Park possesses unique cultural and natural assets that need to be preserved and celebrated more
- Recent successes like the Drees Pavilion and the BCM expansion should be built upon
- Traditional qualities and features of the park like the Concert Bowl and the natural scenic qualities should be preserved and enhanced
- The major assets/use areas of the park are currently isolated from one another and difficult to find through a complicated maze of entries and roadways
- Now is the time for some long-term planning and investments to take the park to the next level



Major Programming Assumptions

- Build upon the three major assets of the Park (BCM- 50k+/- visitors per year, Drees- 41k+/- users per year, and Concert Bowl)
- Explore both upgrades and alternatives to the golf course (Take into consideration the future financial viability of the golf course)
- Explore alternatives that take advantage of the cultural and natural assets in the area west of Sleepy Hollow Road
- Explore ways to improve connections between internal components and use areas as well as City- and regional-wide opportunities



Design Exploration

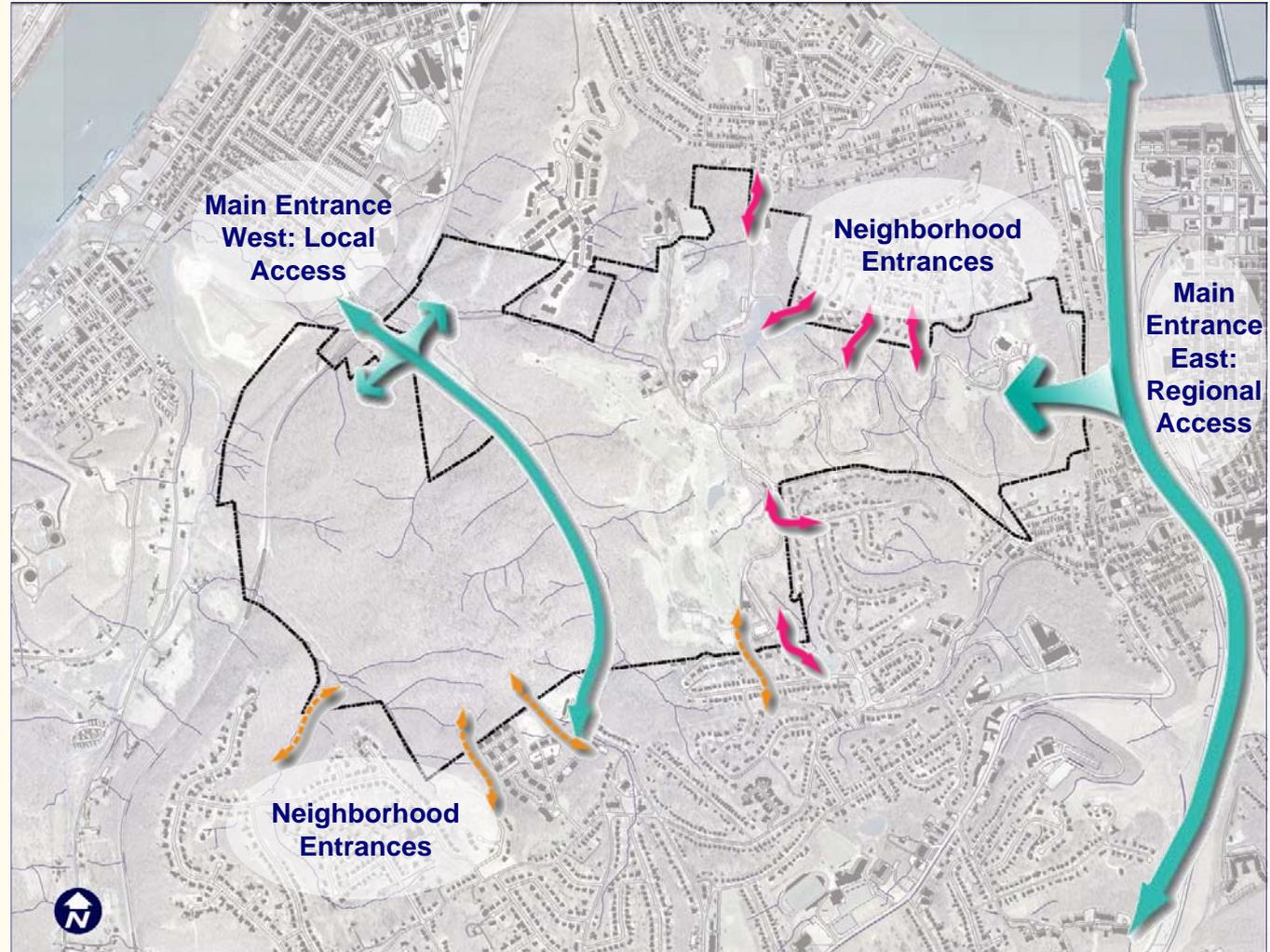
Public Meeting #2 – November 15, 2007



DESIGN EXPLORATION

Park Access

- East Entrance is Major Regional Access and should be emphasized and improved
- West Entrance is Major Local Access and Park's access to Ohio River corridor
- Several Neighborhood vehicular and pedestrian access points exist that need to be maintained



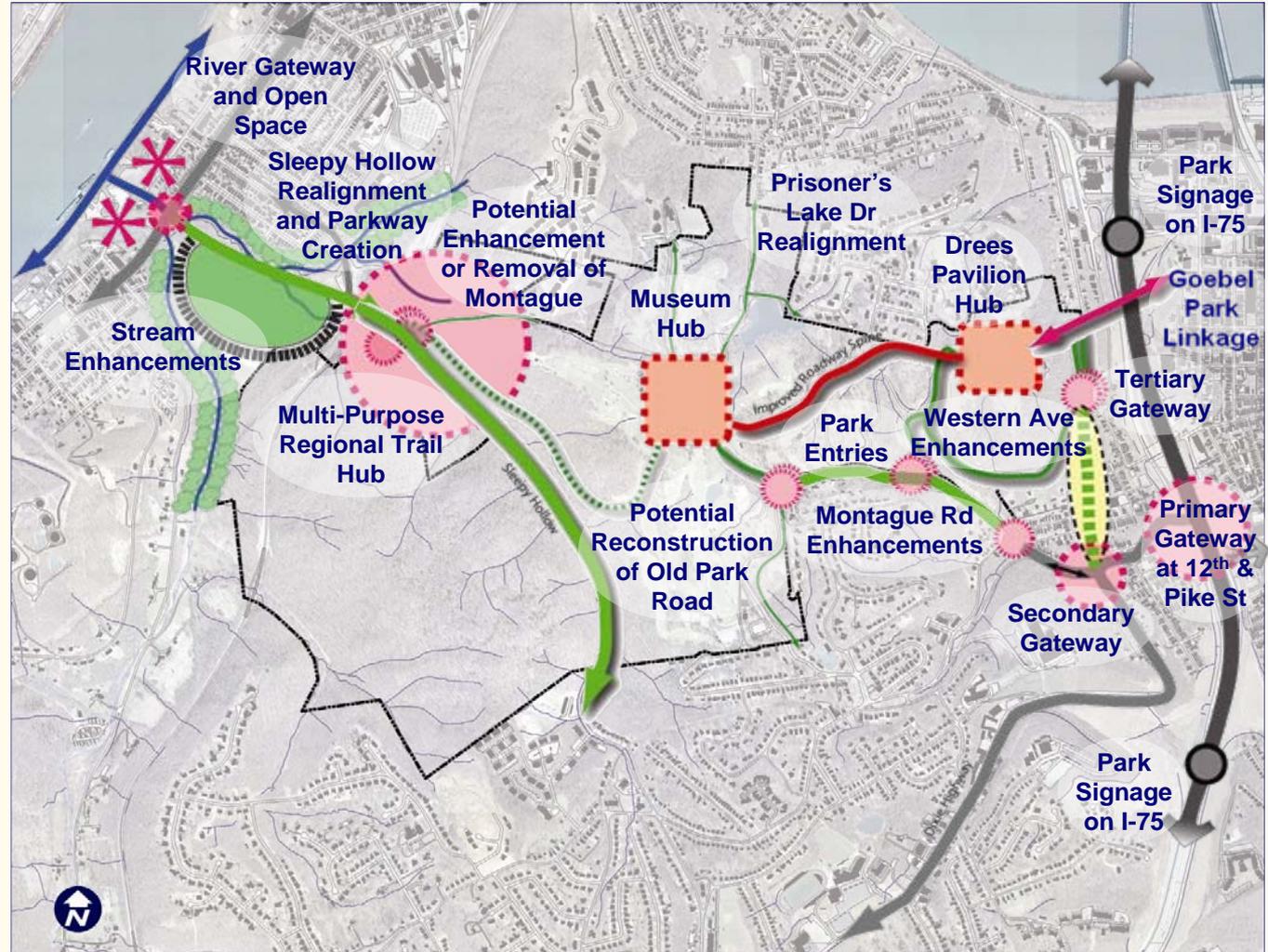
Park Access



DESIGN EXPLORATION

Gateways and Park Roads

- Emphasize Regional Entrance at I-75 through new Lewisburg gateway
- Opportunity to connect park with Ohio River Corridor with Sleepy Hollow realignment and redevelopment opportunity in Ludlow
- Improved entrances and Roadway spine connecting park's major hubs: Drees Pavilion and Museum



Main East Entrance



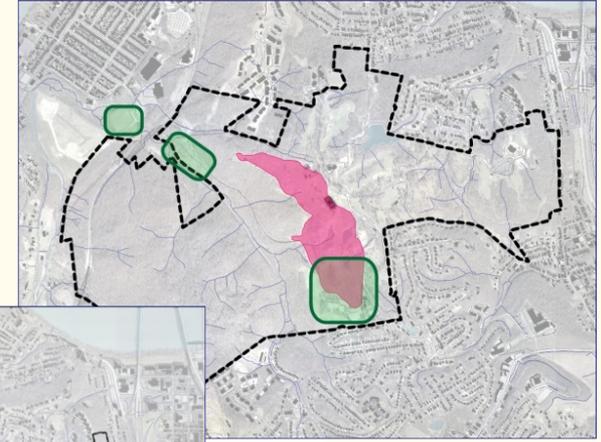
DESIGN EXPLORATION

Park-Wide

- Memorials organized/ grouped into one area of the park with a potential international theme
- Additional shelter opportunities and improved amenities
- Improved and expanded trail system with major regional trail hubs
- Equestrian facility opportunities
- Relocated maintenance facility



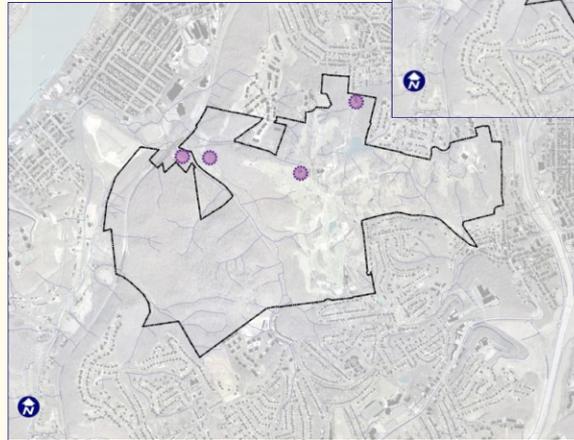
Memorials Alternatives



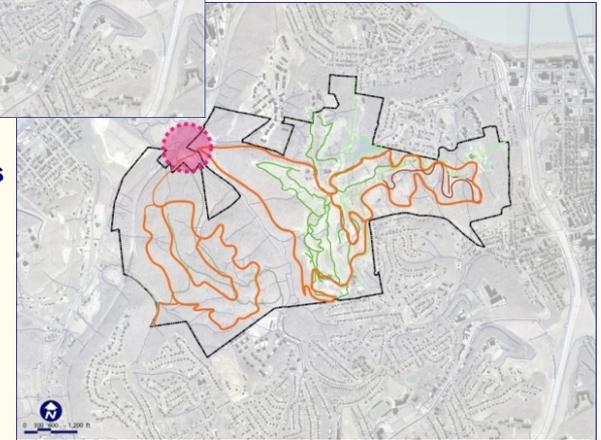
Equestrian Opportunities



Shelter Opportunities



Maintenance Facility Alternatives



Expanded Trail System



DESIGN EXPLORATION

Major Use Areas:

- Drees Pavilion alternatives with added parking, restaurant, wedding chapel and expanded overlook
- Concert Bowl enhancements to arrival, park spine, and landscape
- Prisoner's Lake improvements to road, pool, access, parking and lake trail
- Sleepy Hollow West trail development and limited vehicular access and interpretive amenities



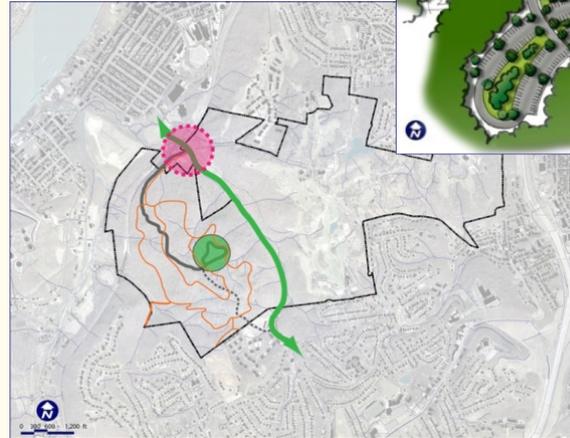
Drees Use Area Alt 1



Prisoner's Lake



Drees Use Area Alt 2



Sleepy Hollow West



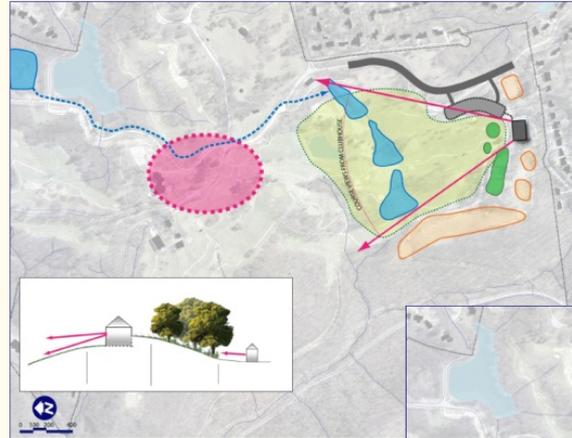
Concert Bowl



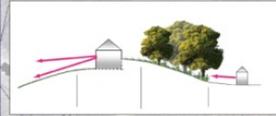
DESIGN EXPLORATION

Golf Course Alternatives –

- Alt 1 – Enhancements to existing course with new clubhouse
- Alt 2- Major equestrian activity facility with large barn, paddocks and trails
- Alt 3- State Park-like lodge/ cabins
- Alt 4- Indoor/Outdoor Family Aquatic Center: zero-depth entry pool, spray zone, etc.
- Alt 5- Passive Use: Reduced golf course with habitat restoration and new shelters



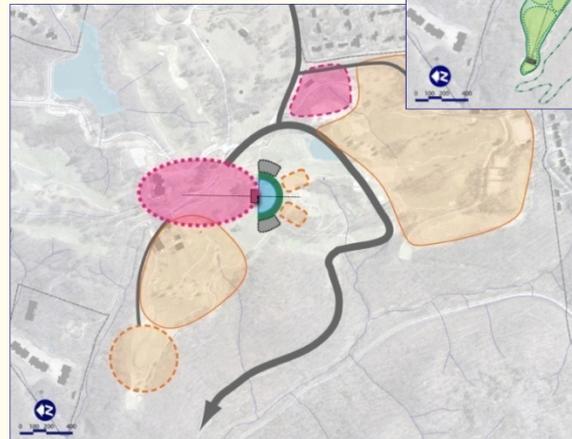
Alt 1: Enhancements



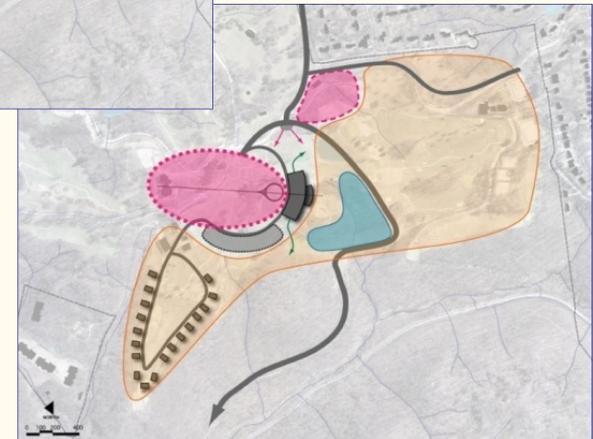
Alt 5: Passive Use



Alt 2:
Equestrian
Facility



Alt 4: Family Aquatic Center



Alt 3: Lodge and Cabins



DESIGN EXPLORATION

Museum Hub Alternatives

- Alternatives 1 and 2 proposed improved intersection and connections
- Alternatives 3 and 4 proposed major reconfiguration of the hub area and shared use with new facility
- A combination of alternatives 1 and 2 was preferred



Alt 1: Improved Hub Intersection



Alt 2: Extension of Improved Park Spine



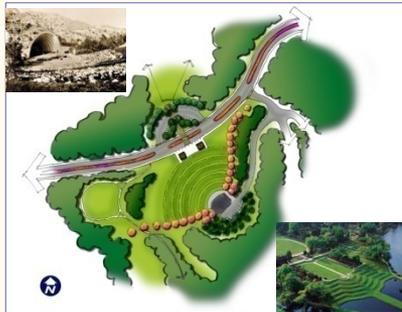
Alt 3: Intersection Reconfiguration



Alt 4: Major Intersection Reconfiguration



RESULTS – OVERVIEW FROM PUBLIC MTG #2



- The second public meeting as part of the master planning process was held on November 15, 2007 and focused on sharing a wide spectrum of conceptual alternatives (the big ideas)
- Approximately 100 people attended the meeting at the Drees Pavilion
- Several attendees who spoke voiced concerns about ideas that either over-commercialized the park (for revenue-generation) or added too much parking
- In addition to the opportunity for speaking, attendees were given a feedback form to fill out, ranking the ideas presented and offering opportunities for comment. Of the 100 people who attended, about half handed in the feedback form. The results that follow are based upon those forms.

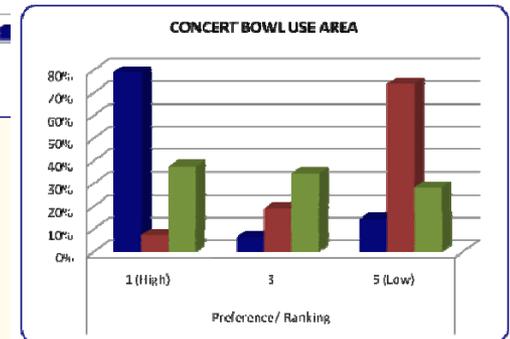
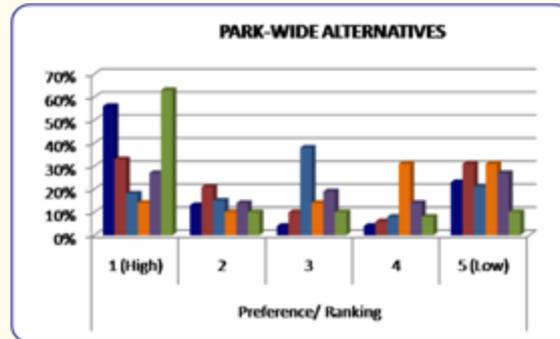
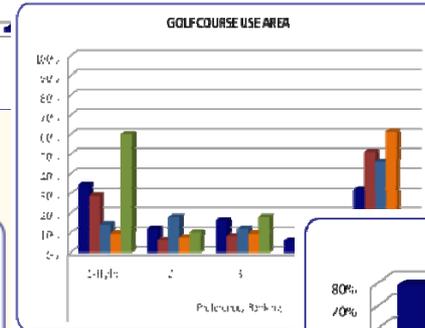
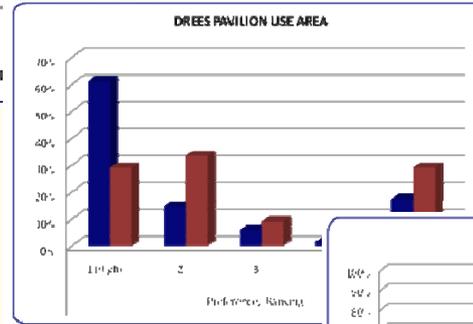
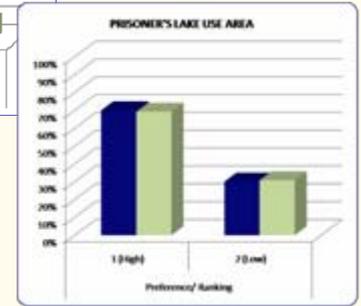
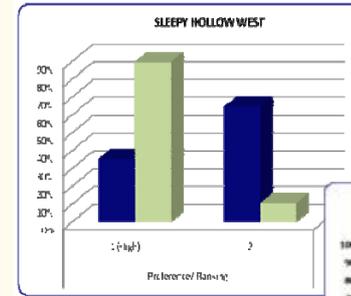
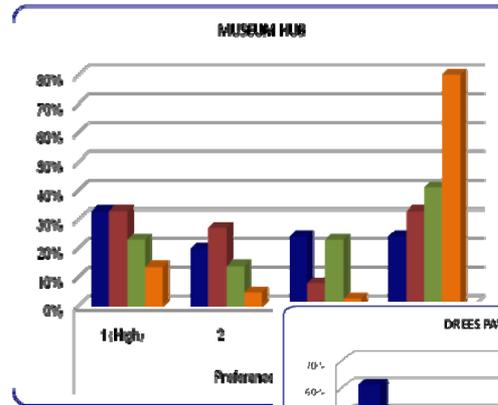


DEVOU PARK MASTER PLAN

EXPLORATION FEEDBACK

Major Use Areas:

- Each feedback form was recorded and all the results were tabulated into a chart and graph showing the preference of each concept presented





FEEDBACK FOLLOW-UP

After the second Public Meeting, the Consultant Team had subsequent follow-up meetings/discussions with the following groups:

- **City Staff/Devou Park Advisory Committee/Devou Trust**
Review feedback from public meeting and reach consensus on ideas to carry forward.
- **Lewisburg Neighborhood Association**
A more in-depth discussion was conducted about the proposed enhanced park entrance and gateways.
- **Botany Hills Neighborhood Association**
A detailed discussion was held about the improvements to the pool and Prisoner's Lake area as well as general neighborhood park connections
- **Northern Kentucky Horse Network**
A site meeting and membership survey were conducted to discuss in detail the location and design elements of the proposed equestrian facility off of Sleepy Hollow
- **Kentucky & Northern Kentucky Mountain Bike Association**
A dialogue to discuss shared use trails
- **City Mayors (Covington, Ludlow, Park Hills & Fort Wright)**
A joint meeting (third for this project) to update the mayors and seek their guidance/support.



Based upon feedback in the second public meeting and subsequent dialogue with key stakeholders, neighborhood groups, trail advocates and city representatives, the following recommendations were agreed upon to synthesize as the best ideas into a cohesive **Preliminary Master Plan**:

- *Overall park access/gateways/roads concepts as presented, with clarification about Lewis/Montague gateway at I-75*
- *Proposed gateway, arrival, parking, restaurant, wedding chapel and expanded overlook for the Drees Pavilion area, but refined to keep existing Volpenhein use area, open up arrival/view/public space more by moving restaurant farther away from Drees Pavilion, and develop phased approach*
- *Concert Bowl concept as presented, with partially terraced lawn, with memorials clustered at knoll, Rotary Grove kept and enhanced, and parking focused in a small pocket along the old road*



CLIENT CONSENSUS – 2 of 2

- *Keep the Golf Course and enhance it as proposed, revising hole 5 to accommodate year-round shelter with city view*
- *Lower impact options for the Museum Hub Area, which do not require a companion use and shared parking, with Montague improved*
- *Prisoner's Lake Area concept as presented*
- *Pool and play areas to remain in same location but be upgraded, with input from Botany Hills*
- *Small equestrian facility with trail loop off of Sleepy Hollow and Montague*
- *Sleepy Hollow West concept with trails & secondary vehicular access concept presented*



DEVOU PARK MASTER PLAN



Preliminary Master Plan

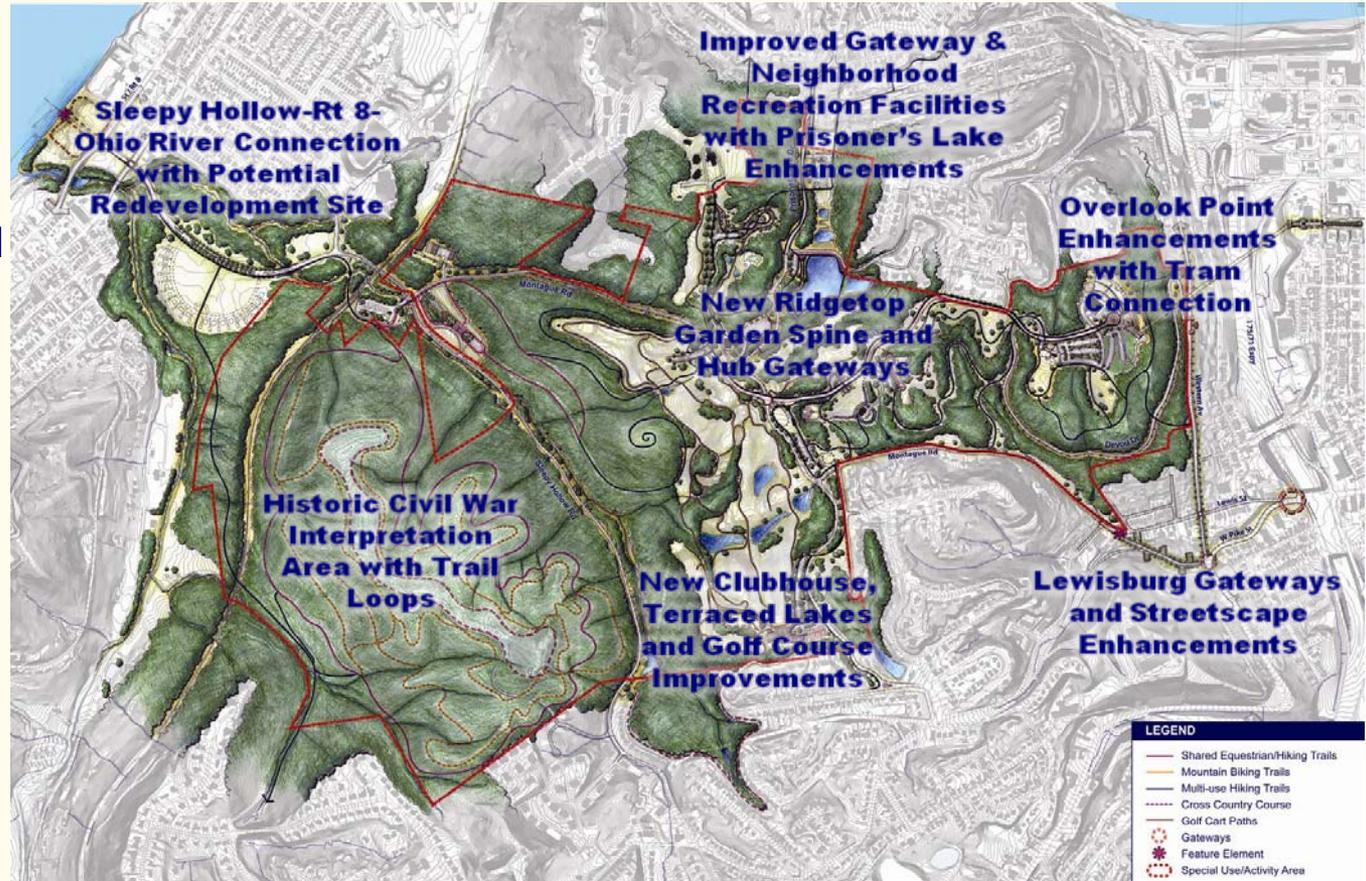
Public Meeting #3 – March 19, 2008



PRELIMINARY MASTER PLAN

Overall Park Improvements

- Improved Regional, Local and Neighborhood entrances
- Improved Roads & Parking with “Garden Spine” connecting major park assets
- Improved/additional Day Use Areas/Shelters (3 new shelters, doubling the amount of shelters in the park)
- Improved/expanded multi-use trail system (including equestrian & mountain biking) with several miles of trails





FEEDBACK FOLLOW-UP

After the third Public Meeting, the Consultant Team had subsequent follow-up meetings/discussions with the following groups:

- **City Staff/Devou Park Advisory Committee/Devou Trust**

Review feedback from public meeting and reach consensus on ideas to carry forward.

- **Behringer-Crawford Museum**

A more in-depth discussion was conducted about the proposed enhanced roadway & parking improvements near the Museum entrance.

- **Children's Home**

A detailed discussion was held about the proposed new Ridgeview Gardens use area and the need for close coordination between the Children's Home and the City.

- **City of Park Hills**

A meeting was held at the Park Hills city building with the Mayor, City Engineer and adjacent residents to discuss traffic concerns and roadway improvements.

- **Covington Business Council**

A presentation was made to members of the business community about the proposed improvements to the park.



DEVOU PARK MASTER PLAN



Final Master Plan



FINAL MASTER PLAN



A Local & Regional Vision

The Final Master Plan portrays the integrated culmination of valuable community & stakeholder input with the creativity of a dedicated design and client team. The resulting plan creates a vision for Devou Park that truly balances local needs with regional destination opportunities.

The park master plan includes some of the following key elements and components:

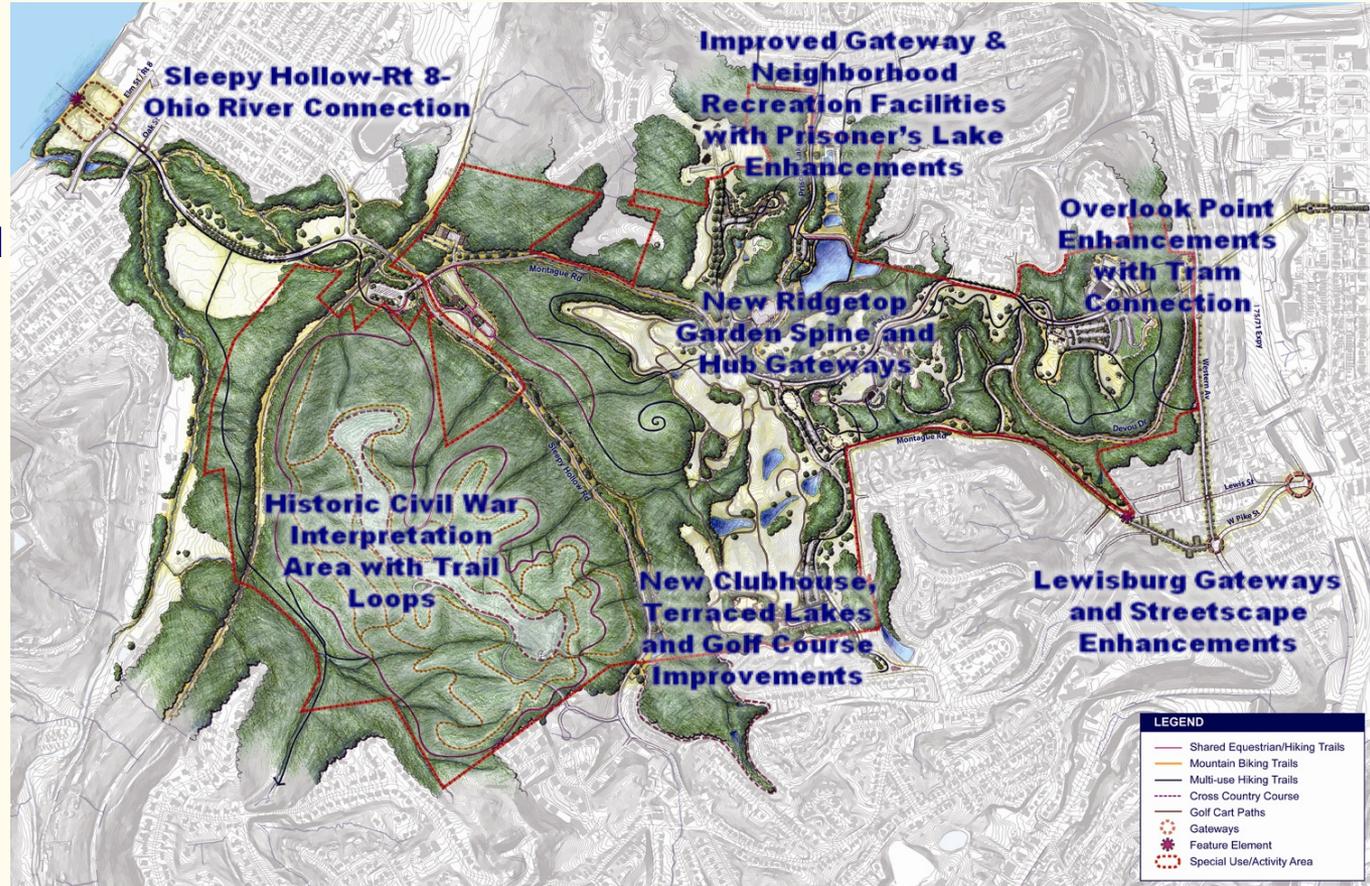
- Improved pedestrian and vehicular circulation, including new gateways, trails, sidewalks, neighborhood connections and roadway enhancements.
- Creation of a new trailhead and equestrian facility at Sleepy Hollow Road.
- Expansion of existing hiking and new equestrian and mountain biking trail systems.
- Relocation and expansion of a new multi-purpose clubhouse for the golf course.
- Creation of a new trailhead, shelter, and access to the Concert Bowl near the existing Stone Shelter, which will be fully restored.
- Enhancement of the pedestrian and vehicular circulation at the Behringer-Crawford Museum. This includes a new overflow parking lot that also serves a new shelter.
- Creation of a new shelter and child-oriented gardens near the Children's Home.
- Improvements to the Prisoner's Lake environs, including new parking, boardwalks, picnic areas, and trails.
- Expansion of the Botany Hills Pool facility to include a sprayground, improved playground and basketball courts.
- Enhancement of the Concert Bowl through the addition of new parking, restrooms, concessions facilities, and Memorial gardens flanking both sides.
- Development of a ridgetop garden spine that connects the Overlook/Drees Pavilion area to the Behringer-Crawford Museum.
- Creation of a new restaurant that compliments the Drees Pavilion and attracts more people into the park.



MAJOR INITIATIVES

Overall Park Improvements

- Improved Regional, Local and Neighborhood entrances
- Improved Roads & Parking with “Garden Spine” connecting major park assets
- Improved/additional Day Use Areas/Shelters (3 new shelters, doubling the amount of shelters in the park)
- Improved/expanded multi-use trail system (including equestrian & mountain biking) with several miles of trails





MAJOR INITIATIVES

Parkway Improvements

- Reconstruction of Sleepy Hollow Road for improved parkway character, stability, relationship with stream and refined guardrail
- Refinement of ridgetop road spine with botanical gardens and streetscape amenities (walkways, benches, lighting)





DETAILED FOCUS AREA STRATEGIES

Regional Greenway Connection

- Realigned Sleepy Hollow improves connection with Route 8 and Ohio River
- Stream restoration and greenway enhancements
- Regional Multi-Purpose Trailhead & Park Entry

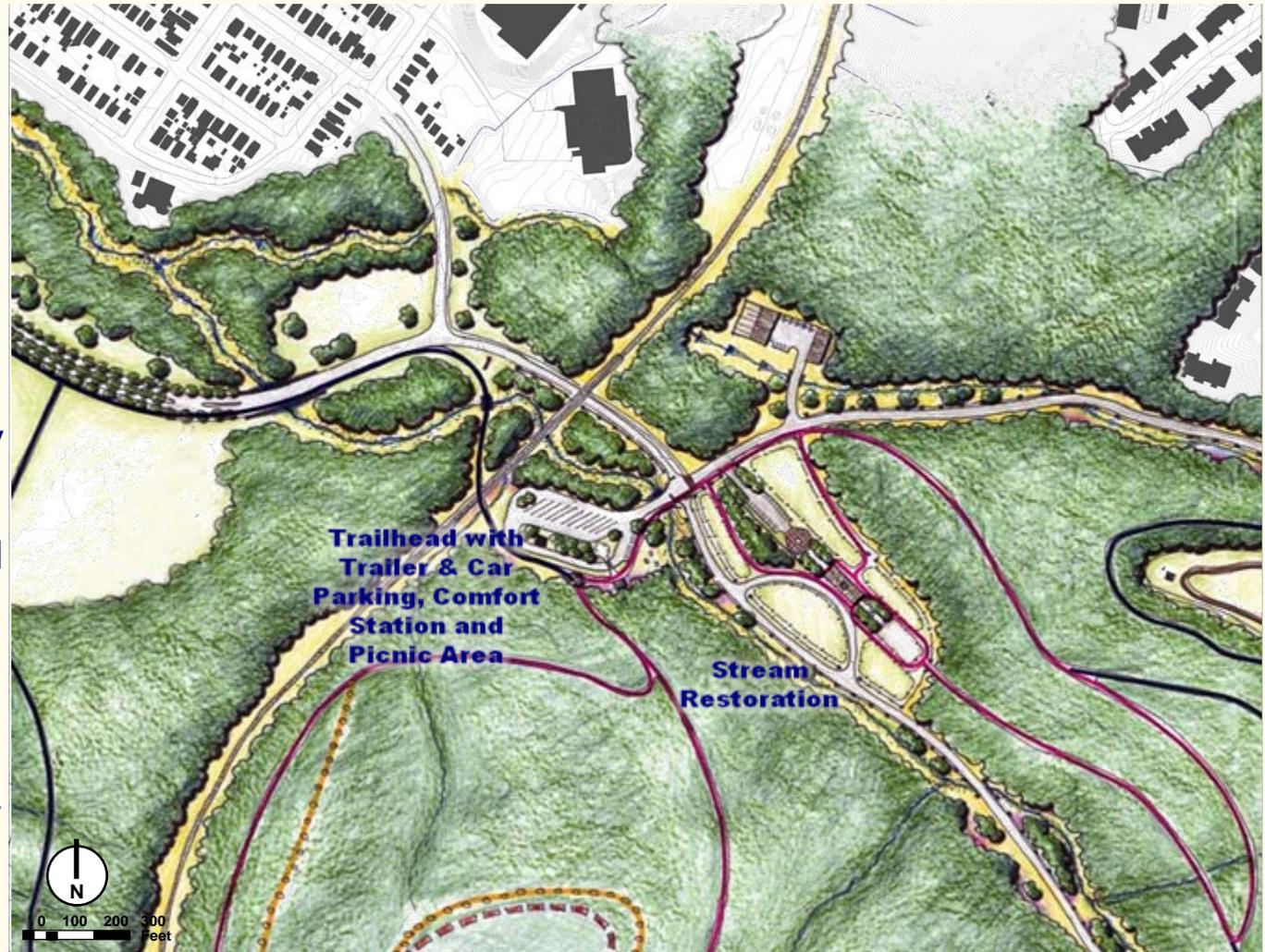


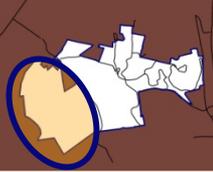


DETAILED FOCUS AREA STRATEGIES

Multi-Purpose Trail Hub

- New parking area and trailhead for mountain biking, equestrian and hiking trails
- Realigned intersection of Montague and Sleepy Hollow
- Stream restoration and bank stabilization
- Preservation, restoration and improved access for historic Civil War battery district

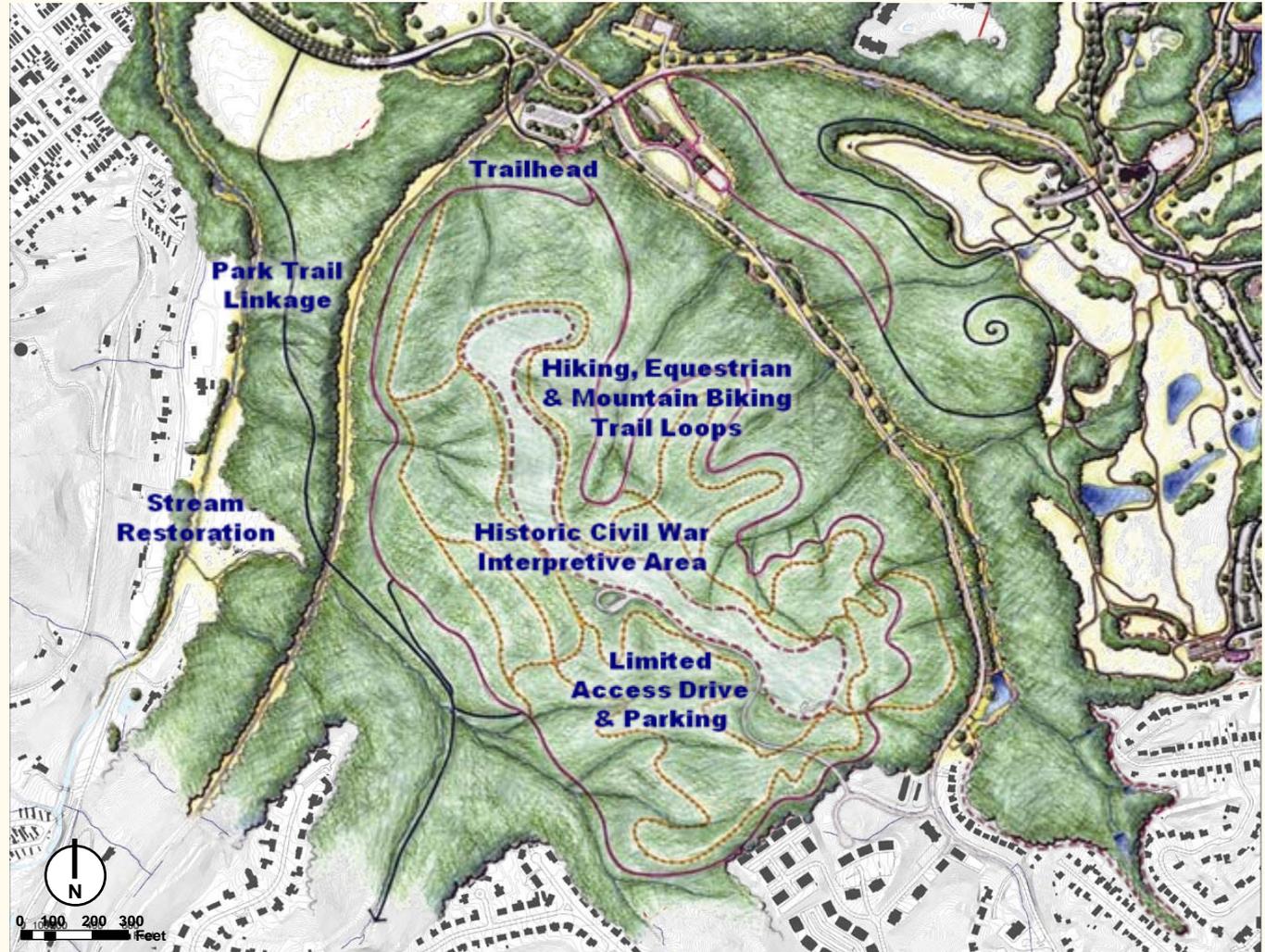




DETAILED FOCUS AREA STRATEGIES

Sleepy Hollow West

- Trailhead leads visitors to several miles of hiking, equestrian and mountain biking trails
- Access to historic Civil War interpretive area
- Limited access road and parking from south side of park

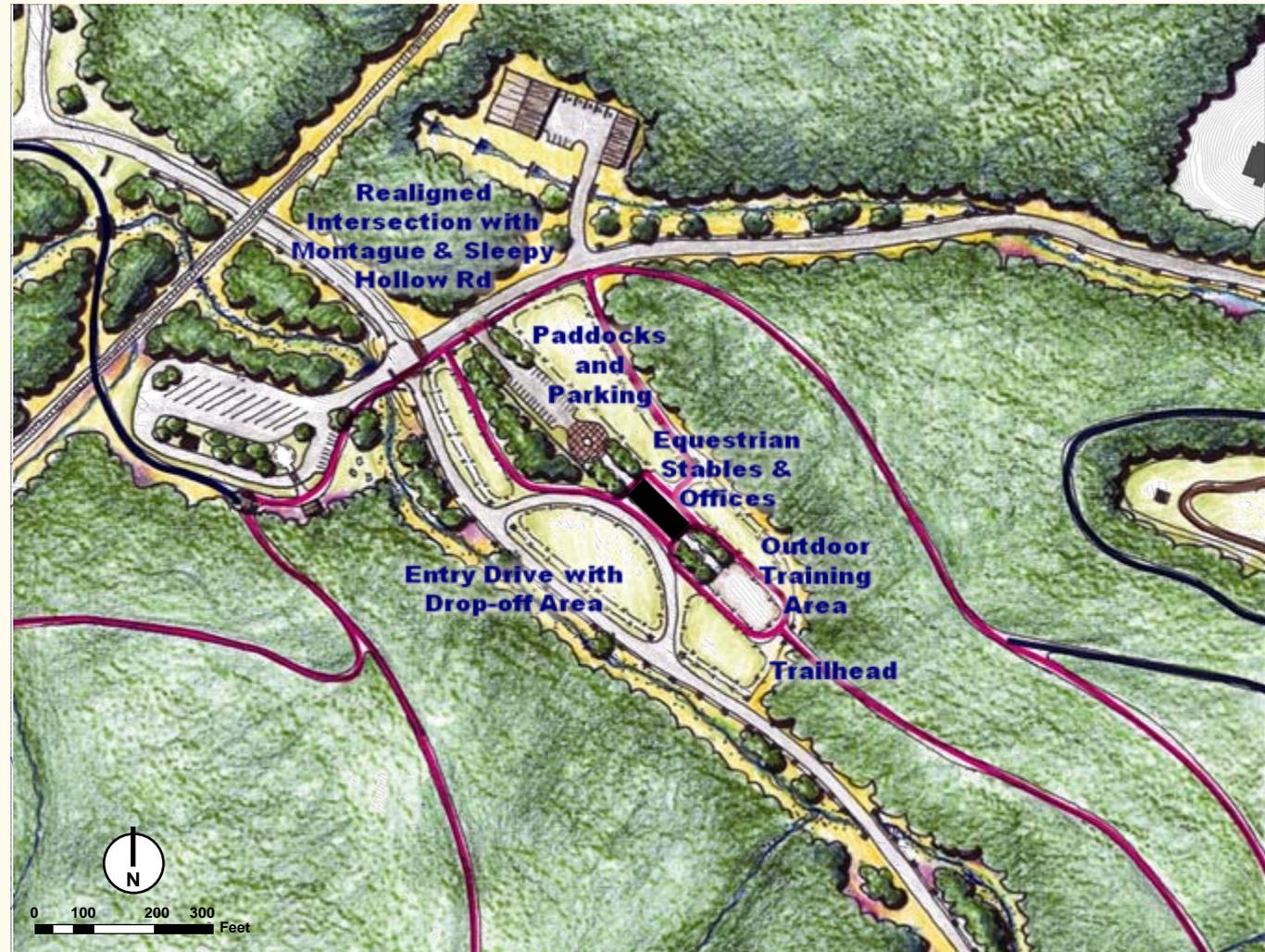




DETAILED FOCUS AREA STRATEGIES

Equestrian Facility

- New equestrian facility with stables, offices, restrooms, paddocks and outdoor training arena
- Trailhead connections to several miles of equestrian trails





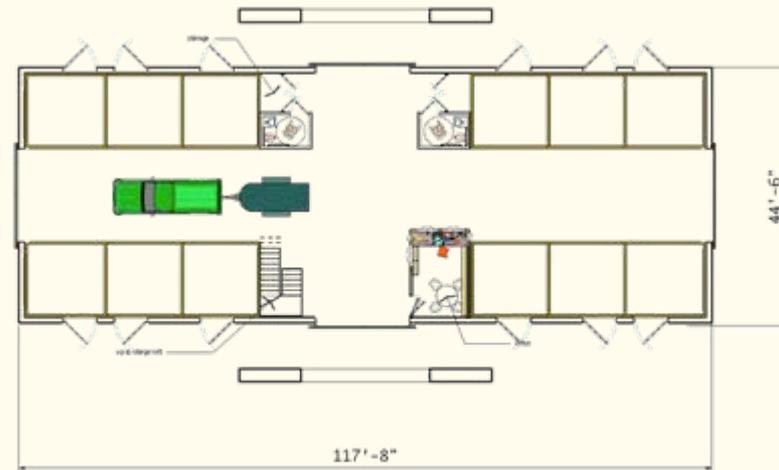
DETAILED FOCUS AREA STRATEGIES

Equestrian Stables

- Stables for 12 horses with hay loft
- Office and restroom accommodations
- Main aisle accommodates truck & trailer
- Stone and brick façade with pre-manufactured frame



Stable for 12 horses



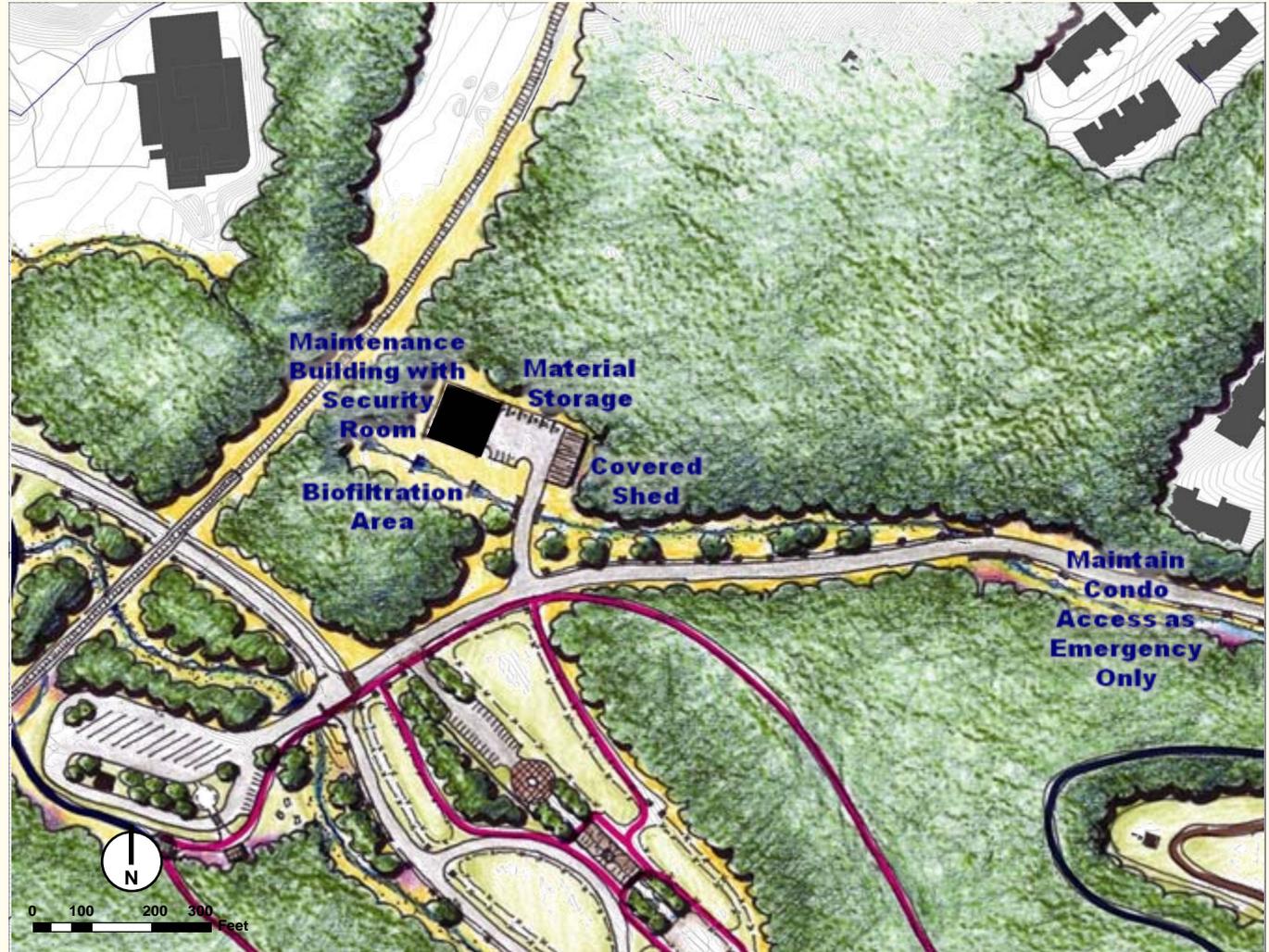
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DETAILED FOCUS AREA STRATEGIES

Maintenance Facility

- New/improved/larger maintenance hub moved outside of visible park core to central edge location near railroad
- Maintenance yard provides storage bins for materials and covered open shed
- Security room in building for park police
- Biofiltration for maintenance area runoff





DETAILED FOCUS AREA STRATEGIES

Golf Clubhouse

- New clubhouse and location overlooking course with outdoor dining, and below-grade cart storage
- New/improved parking for 125 with better access to clubhouse
- Modest café and rental facilities
- Relocated clay tennis courts and greens for holes 9 and 18
- New practice green
- Park Road realignment
- Landscape enhancements





DETAILED FOCUS AREA STRATEGIES

Golf Clubhouse

- Devou-style façade
- Modest café and rental facilities
- Cart storage and access below main level
- Covered outdoor terrace

